

## **Renihan Meadow Condominium Association Board**

### **Monthly Meeting Minutes**

**May 17, 2025**

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:00am on May 17, 2025 via Google Meet. Also present were board members Arnold Martens VP and Secretary; Will Peirce Treasurer; and Charles Ayewa. Will seconded the call to order and all present approved.

#### **Scott Meyers – President's Comments**

Scott presented the minutes for the March and April Meeting for approval, which was seconded by Arnold. All present approved to accept the minutes for publication.

#### **Dale Pare - Property Manager's Report**

Dale was not able to attend the meeting and give a report due to a mudslide at his home.

#### **Will Peirce – Treasurer's Report**

YTD, we continue to run a surplus as various projects have not commenced and there was an extra \$10k in revenue. While checking the accounting done by Mosely Will discovered an additional \$18k in cash held in a reserve account. This discovery increases Renihan's cash on hand to \$408k. T-bills on average continue to return a hefty 4.3% on average with half of the T-bills are at \$35k

Delinquencies are trending up once again. Two owners have once again have let their balances balloon. Will to advise the two via email that they need to make regular payments to reduce the amount owed and if they do not take action privileges will be revoked and a lien may be place on the property. Discussions were also briefly held regarding the turning off of the waster to the unit. Further investigation is needed.

#### **Old Business**

Charles presented the results of two bids he received the cost of doing two buildings was between 2 and 3 times the cost that was initially estimated. That said he and Scott continue to review the bids to remove items like replacing the Tyvek underlayer or the trim along the roofline. Charles and Scott each know a contractor who they will ask to bid on the project. Arnold with Scott and Charles will try to calculate the amount of material needed per building.

A brief discussion was held regarding bear proofing the dumpster areas. Four proposals were discussed:

1. Casella can install bear resistant steel lids for a one-time fee of \$350 and a rental fee of \$50 per month. This may cause residents to leave trash by the dumpster. Casella also indicated they could add a lock bar and locks to the dumpster if they are not there for a one-time fee of \$50. The reality is the bears can easily tear off the side doors as they are plastic.
2. Per Scott the Wildlife department has offered to install an electric fence, which has been effective elsewhere. The concern is residents leaving the gate open; getting Casella to get out of their trucks to open the gate; people getting shocked; and running electricity to the site. One alternative to running electricity to the site is to install solar panels.
3. Charles suggested the instillation of 8 foot plus fence around the dumpsters. The concerns are the cost; people leaving the gate open and Casella's willingness to open and close the gate.
4. Remove the dumpsters completely. People would need to get a coupon book for \$30 for twelve bags of garbage. The downside is people would likely collect garbage bags in the basement or elsewhere to avoid making regular trips to the dump.

Arnold reported that the clean-up of the former basketball court; planting of grass; and placement of picnic table will start May 19<sup>th</sup>. We currently have 7 wooden picnic tables in and by the shed and 1 plastic picnic table in Dale's possession.

### **New Business**

Will led a discussion regarding 'Certificate of Additional Insured'. Our attorney recommended that we include this terminology in all contracts. Will to add this to the LaPointe contract and Arnold to do the same for the Property Management and Pool contracts. Scott to confirm that our snow removal and moving contractor has this in place as well.

As we do not have a full complement of picnic tables and \$15k to spend on redoing the basketball court Arnold proposed that we use some of the funds to buy 5 plastic industrial picnic tables from Cosco for less than \$300 per. This was seconded by Scott and approved by all in attendance.

Meeting was adjourned at 9:42am